

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS HELD ON THE 18th DAY OF DECEMBER, 2018

On the 18th day of December, 2018 the City Council of the City of Lufkin, Texas convened in a Regular Meeting in the Council Chambers of City Hall with the following members, thereof to wit:

Bob F. Brown
Mark Hicks
Guessippinna Bonner
Robert Shankle
Rocky Thigpen
Sarah Murray
Keith Wright
Bruce Green
Jason Arnold
Seth Elmore
Kara Andrepont
Gerald Williamson
David Thomas
Ted Lovett
Dorothy Wilson
Kevin Gee
Barbara Thompson
Michael Flinn
Albert Duffield
Kent Havard
Lorraine Simoneau
Bob Samford

Mayor
Mayor Pro Tem
Councilmember, Ward No. 1
Councilmember, Ward No. 2
Councilmember, Ward No. 5
Councilmember, Ward No. 6
City Manager
Deputy City Manager/City Attorney
Assistant to the City Manager
Assistant City Attorney
City Secretary
Public Safety Director
Police Chief
Fire Chief
Assistant Director Planning & Zoning
Engineering Services Director
Main Street Director
Parks & Recreation Director
Water & Sewer Director
Solid Waste Director
Library Director
Economic Development Director

being present; and

Lynn Torres

Councilmember, Ward No. 3

being absent when the following business was transacted.

1. The meeting was opened with prayer by Pastor Mark Newton, First Baptist Church.
2. Mayor Bob F. Brown welcomed visitors present and recognized Noble Lundberg with the Boy Scouts.
3. **MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD DECEMBER 4, 2018 – APPROVED**

Councilmember Robert Shankle moved to approve the minutes of the meeting as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

4. **PRESENTATION OF KURTH MEMORIAL LIBRARY BOARD ANNUAL REPORT.**

Executive Director Lorraine Simoneau presented the Kurth Memorial Library Annual Report.

5. **PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO “LOCAL BUSINESS” FOR PROPERTY ADDRESSED AS 1703 TULANE DRIVE - APPROVED**

City Manager Wright stated the applicant and owner, Dr. Ralph Rose, had requested a zone change to "Local Business" for property at 1703 Tulane Drive. City Manager Wright furthered that the applicant intended to divide the property in to two (2) lots for an unspecified use. City Manager Wright highlighted the location of the property as shown on the corresponding map and noted the neighboring properties and their uses. City Manager Wright furthered that the Planning and Zoning Commission unanimously approved the request during the meeting of November 26, 2018. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on Second Reading an Ordinance changing the zoning to "Local Business" on property addressed as 1703 Tulane Drive.

Mayor Brown opened the Public Hearing at 5:08 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

Councilmember Guessippina Bonner moved to approve the Ordinance as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

6. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY CHANGING THE ZONING TO "LOCAL BUSINESS" FOR PROPERTY ADDRESSED AS 1701 AND 1801 SOUTH JOHN REDDITT DRIVE - APPROVED

City Manager Wright stated that the applicant, Ed Morgan, had requested a zone change to "Local Business" for property at 1701 and 1801 South John Redditt Drive. City Manager Wright furthered that the applicant intended to build a convenience store and restaurant. City Manager Wright stated that the request was unanimously approved by the Planning and Zoning Commission during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on Second Reading an Ordinance changing the zoning to "Local Business" on property addressed as 1701 and 1801 South John Redditt Drive.

Mayor Brown opened the Public Hearing at 5:09 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

Councilmember Robert Shankle moved to approve the Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

7. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY GRANTING A SPECIAL USE PERMIT FOR A CRAFT BREWERY IN A "CENTRAL BUSINESS" ZONING DISTRICT FOR PROPERTY ADDRESSED AS 118 SOUTH FIRST STREET - APPROVED

City Manager Wright stated that the applicant, Hicks Operating Co., LLC, had requested a Special Use Permit for a Craft Brewery for the sale of locally brewed beer to be sold and consumed on site at 118 South First Street. City Manager Wright furthered that the brewery, known as the Angelina Brewing Company, would occupy the bottom floor of the building and would also sell food and non-alcoholic beverages. City Manager Wright stated that customers would also be able to purchase small quantities of beer in sealed containers to take away from the premises. City Manager Wright furthered that the Planning and Zoning Commission unanimously approved the request during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on Second Reading an Ordinance granting a Special Use Permit for a Craft Brewery to be located at 118 South First Street.

Mayor Brown opened the Public Hearing at 5:11 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. Councilmember Mark Hicks recused himself from the discussion and vote.

Councilmember Guessippina Bonner moved to approve the Ordinance as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

8. PUBLIC HEARING AND SECOND READING OF AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF LUFKIN, TEXAS, BY GRANTING A SPECIAL USE PERMIT FOR A STORAGE FACILITY IN A "LOCAL BUSINESS" ZONING DISTRICT FOR PROPERTY ADDRESSED AS 2205 OLD UNION ROAD - APPROVED

City Manager Wright stated that the applicant, Mike Hineman with Trailwood Storage, had requested a Special Use Permit for a Storage Facility at 2205 Old Union Road. City Manager Wright furthered that the applicant intended to use the southern half of the property to expand his adjacent business, Trailwood Storage. City Manager Wright highlighted the location of the property as shown on the corresponding maps. City Manager Wright stated that the Planning and Zoning Commission unanimously approved the request during the November 26th meeting. City Manager Wright concluded that Staff recommended City Council conduct a Public Hearing and approve on Second Reading an Ordinance granting a Special Use Permit for a Storage Facility on property addressed as 2205 Old Union Road.

Mayor Brown opened the Public Hearing at 5:13 p.m. There being no one who wished to speak, Mayor Brown closed the Public Hearing and moved to comments from the City Council. There were none.

Councilmember Robert Shankle moved to approve the Ordinance as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

9. SECOND READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 8) PROVIDING FOR THE SUPPLEMENTAL APPROPRIATION OF FUNDS IN THE GENERAL FUND AND THE CONVENTION CENTER FUND FOR THE PARTIAL REPLACEMENT OF THE CONVENTION CENTER ROOF- APPROVED

City Manager Wright stated that Staff recommended that City Council approve on Second Reading an Ordinance authorizing Budget Amendment No. 8 appropriating funding for the replacement of a portion of the Convention Center roof.

Councilmember Guessippina Bonner moved to approve the Ordinance as presented. Councilmember Robert Shankle seconded the motion and a unanimous vote to approve was recorded.

10. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, AUTHORIZING THE CITY MANAGER AND THE DIRECTOR OF THE LUFKIN ECONOMIC DEVELOPMENT CORPORATION TO EXECUTE AGREEMENTS CONVEYING THREE PARCELS OF LAND TO THE TEXAS DEPARTMENT OF TRANSPORTATION FOR USE AS RIGHTS-OF-WAY - APPROVED

City Manager Wright stated that the Possession and Use Compensation Agreement with The Texas Department of Transportation was approved by City Council during the December 4th City Council Meeting. City Manager Wright furthered that proposed deeds for the properties had been received and that Staff recommended that the strips of land be sold to the Texas Department of Transportation. City Manager Wright concluded that Staff recommended that City Council approve the Resolution authorizing the Lufkin Economic Development Corporation Director and City Manager to execute documents conveying the property to The Texas Department of Transportation for use as rights of way in conjunction with the planned highway improvements.

Councilmember Robert Shankle moved to approve the Resolution as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

11. RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BRUCE W. GREEN, CITY ATTORNEY FOR SUPPLEMENTAL LEGAL SERVICES - APPROVED

City Manager Wright stated that City Attorney Bruce Green would retire from the City on January 4, 2019. City Manager Wright furthered that the Resolution would authorize the City Manager to execute an agreement for Mr. Green to continue to provide supplemental legal services as necessary for the City of Lufkin. City Manager Wright concluded that Staff recommended that City Council approve the Resolution authorizing the City Manager to execute an agreement with Bruce Green for supplemental legal services.

Councilmember Guessippina Bonner moved to approve the Resolution as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

12. SELECTION OF A GRANT ADMINISTRATOR FOR THE 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM - APPROVED

City Manager Wright stated that the Community Development Block Grant Program through the Texas Department of Agriculture would be accepting applications for projects for the Fiscal Year 2019-2020 funding cycle. City Manager Wright furthered that in order to apply for funding, Engineering Services had gone through procurement for a grant administrator to perform grant application and grant administrative services. City Manager Wright stated that projects to be included in the grant application had not been determined and would be based on the eligibility and criteria established by the Texas Department of Agriculture. City Manager Wright furthered that the grants were typically for \$275,000. City Manager Wright stated that three (3) grant administrators that were pre-approved by the Texas Department of Agriculture were contacted to submit proposals. City Manager Wright furthered that only one proposal was received from Raymond K. Vann & Associates, LLC. City Manager Wright concluded that Staff recommended that City Council approve Raymond K. Vann & Associates as the Grant Administrator for the 2019 Community Development Block Grant Program.

Councilmember Robert Shankle moved to approve the Grant Administrator as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

13. FINANCING FOR TWIN DISC, INC. FOR THE CONSTRUCTION OF A PRODUCTION FACILITY; FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 10) APPROPRIATING THE FUNDING AND A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LUFKIN, TEXAS, AUTHORIZING THE FINANCE DIRECTOR TO EXECUTE DOCUMENTS IN REGARD TO THE SAME - APPROVED

City Manager Wright stated that in August 2018, City Council approved an Economic Development agreement with Twin Disc, Inc. City Manager Wright furthered that the agreement included financing of the construction of a 50,000 square foot facility in the Lufkin Business Park. City Manager Wright stated that Staff had recently received proposals from local banks to facilitate the financing of the project. City Manager Wright furthered that a total of six (6) proposals were received from Commercial Bank of Texas, Austin Bank, Bancorp South, Southside Bank, Huntington State Bank, and Citizens National Bank. City Manager Wright stated that after review of the proposals, Staff had selected Commercial Bank of Texas as the lending institution. City Manager Wright explained that Commercial Bank offered the lowest rate from the submitted proposals. City Manager Wright furthered that the financing of the building would be comprised of the following: \$2.5 million loan from Commercial Bank of Texas for a period of 15 years at a 4% rate along with a \$2 million loan from the City's Solid Waste budget, which would be paid back with 5% interest. City Manager Wright stated that the agreement with Twin Disc, Inc. allowed the City to charge a 1% rate above the 4% rate so the City would be

receiving 5% from them. City Manager Wright stated that the total cost to the City would be \$4.5 million. City Manager Wright furthered that the building was scheduled to be operational and occupied by the 4th quarter of 2019. City Manager Wright stated that one of the first jobs Bruce Green would receive under the Agreement for supplemental legal services would be to develop the lease agreement with Twin Disc, Inc. City Manager Wright stated that the Budget Amendment would allocate the funding from the Solid Waste Fund and that also included was a Resolution authorizing Finance Director Belinda Melancon to execute loan documents and funding requests. City Manager Wright explained that there would be a construction loan and the City would make draws from those funds. City Manager Wright furthered that once construction was completed the financing would be redone. City Manager Wright concluded that Staff recommended that City Council approve the financing for the construction of the Twin Disc Facility, approve an Ordinance authorizing Budget Amendment No. 10, and approve a Resolution authorizing the execution of documents by Finance Director Belinda Melancon.

Councilmember Robert Shankle moved to approve the financing and Ordinance as presented. Councilmember Guessippina Bonner seconded the motion and a unanimous vote to approve was recorded.

Councilmember Hicks stated that he was excited to see the project get kicked off and that it would be a good thing for Lufkin and good jobs for Lufkin.

Tim Stacy, Operations Manager for the new Twin Disc, Inc. spoke and thanked the City Council for their approval of this item. Mr. Stacy also thanked Economic Development Director Bob Samford and his team.

14. SELECTION OF A CONSTRUCTION MANAGER AT RISK FOR THE CONSTRUCTION OF THE TWIN DISC, INC. PRODUCTION FACILITY – APPROVED

City Manager Wright explained that in order to facilitate the construction of the Twin Disc production facility, Staff advertised for proposals from contractors for a Construction Manager at Risk. City Manager Wright furthered that Staff received proposals from seven (7) general contractors, which were reviewed and ranked by the Selection Committee. City Manager Wright stated that the selection committee was comprised of Bob Samford, Economic Development Director; Kevin Gee, Engineering Services Director; and Tim Stacy, Twin Disc Manager. City Manager Wright furthered that a total of five (5) of the proposals were selected for interviews. City Manager Wright explained the criteria used in ranking and evaluating the proposals and stated that based on the selection criteria, each of the contractors were ranked by committee members. City Manager Wright furthered that the rankings were averaged, and the highest-ranking proposal was considered to offer the best value to the City. City Manager Wright announced that Kingham Dalton Wilson, Ltd. was the highest ranking proposal. City Manager Wright concluded that Staff recommended that City Council approve the selection of Kingham Dalton Wilson, Ltd. as the Construction Manager at Risk for the construction of the Twin Disc production facility.

Councilmember Robert Shankle moved to approve the selection as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

15. GRANT IN THE AMOUNT OF \$10,437 FROM THE DEEP EAST TEXAS REGIONAL ADVISORY COUNCIL (DETRAC) TO THE LUFKIN FIRE DEPARTMENT AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 9) APPROPRIATING THE FUNDING – APPROVED

City Manager Wright stated that as participants in the Deep East Texas Regional Advisory Council (DETRAC), the Lufkin Fire Department received annual distributions of State funds to use on local Fire/EMS projects and activities. City Manager Wright furthered that the Fire Department had received a grant in the amount of \$10,437. City Manager Wright stated that Staff requested that the grant be placed in the Fire Services supplies account

(101-2120-422-2021) to purchase EMS equipment. City Manager Wright concluded that Staff recommended that City Council accept the grant from the Deep East Texas Regional Advisory Council (DETRAC) and approve on First Reading an Ordinance authorizing Budget Amendment No. 9 appropriating the funding.

Councilmember Robert Shankle moved to approve the Grant and Ordinance as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

16. DONATION FROM IMPACT LUFKIN IN THE AMOUNT OF \$677.54 TO THE PARKS AND RECREATION DEPARTMENT FOR THE PURCHASE OF COVERING AT THE JONES PARK POOL AND FIRST READING OF AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2018-2019 OPERATING BUDGET (BUDGET AMENDMENT NO. 11) APPROPRIATING THE FUNDING – APPROVED

City Manager Wright stated that Impact Lufkin had donated \$677.54 to the City of Lufkin Parks and Recreation Department. City Manager Wright furthered that Impact Lufkin wished to donate the funding from a North Lufkin Small Grant to assist with the purchase of a permanent covering for individuals to sit under while at the pool. City Manager Wright concluded that Staff recommended that City Council accept the donation from Impact Lufkin and approve on First Reading an Ordinance authorizing Budget Amendment No. 11 appropriating the funding.

Councilmember Guessippina Bonner moved to accept the Donation and approve the Ordinance as presented. Councilmember Rocky Thigpen seconded the motion and a unanimous vote to approve was recorded.

17. APPOINTMENTS TO THE KURTH MEMORIAL LIBRARY BOARD – APPROVED

City Manager Wright stated that nominations for appointment to the Kurth Memorial Library Board must originate with the Library Board. City Manager Wright furthered that Members of the Board, whose terms would end at the end of the calendar year were, Anya Youngblood Lundberg, Hunter Haglund, Linda Smelley and Cindy Tierney. City Manager Wright stated that the Board recently recommended that City Council consider approving the re-appointment of Anya Youngblood Lundberg and Cindy Tierney and the appointment of James Welch to replace Linda Smelley. City Manager Wright stated that a replacement for Hunter Haglund had not been nominated at this time. City Manager Wright concluded that Staff recommended City Council confirm the recommendations of the Kurth Memorial Library Board and appoint those recommended to the Board.

Councilmember Guessippina Bonner moved to approve the Kurth Memorial Library Board appointments as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

18. APPOINTMENTS TO THE MAIN STREET ADVISORY BOARD – APPROVED

City Manager Wright stated that the terms of Lonnie Smith, Bill Royle and Amy Fincher would expire on the Main Street Advisory Board this year. City Manager Wright furthered that members serve three (3) year terms with a two (2) year term limit. City Manager Wright stated that both Mr. Smith and Ms. Fincher are ineligible for reappointment. City Manager Wright furthered that applications had been received from Johnny Giles, Caitlyn Kirkland, and Ishmael Johnson, and were included with the Council packets. City Manager Wright concluded that Staff recommended that City Council consider appointments to the Main Street Advisory Board.

Councilmember Robert Shankle moved to approve the Main Street Advisory Board appointments as presented. Councilmember Sarah Murray seconded the motion and a unanimous vote to approve was recorded.

19. CITY MANAGER REPORT

City Manager Wright highlighted major funds, revenues and expenditures. City Manager Wright stated that he would be glad to answer any questions pertaining to the report. There were none.

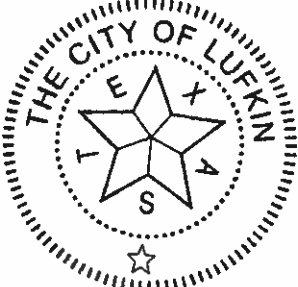
20. EXECUTIVE SESSION

An Executive Session was not needed.


21. ITEMS OF COMMUNITY INTEREST FROM MAYOR, CITY COUNCILMEMBER AND STAFF

City Manager Wright highlighted events and upcoming meetings on the Calendar. Councilmember Guessippina Bonner thanked the Lufkin Police Department for all they had done during the search for Mr. Moses Jeffero. Councilmember Bonner praised them for their efforts and for keeping the community informed of their actions. Councilmember Mark Hicks recognized Barbara Thompson for the Main Street Downtown Christmas Extravaganza held Saturday, December 15th. Councilmember Hicks stated there was a great attendance and he hoped it would become an annual event.

22. There being no further business, Mayor Bob Brown adjourned the meeting at 5:36 p.m.



ATTEST:


Bob F. Brown, Mayor


Kara Andrepont, City Secretary